

PLANNING COMMISSION MINUTES

May 3, 2000

CALL TO ORDER:

Vice-Chairman Vlad Voytilla called the meeting to order at 7:05 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Vice-Chairman Vlad Voytilla, Commissioners Bob Barnard, Betty Bode, Sharon Dunham, Chuck Heckman and Eric Johansen. Chairman Dan Maks was excused.

Senior Planner Alan Whitworth, Associate Planner Colin Cooper, AICP, and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Vice-Chairman Voytilla, who presented the format for the meeting.

VISITORS:

Vice-Chairman Voytilla asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATIONS:

On question, Associate Planner Colin Cooper informed Vice-Chairman Voytilla that staff has no communications to submit at this time.

OLD BUSINESS:

PUBLIC HEARING:

Vice-Chairman Voytilla opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

CONTINUANCES:

1
2 **A. CPA 98-00011/TA 99-00010 – ANNEXATION POLICY**

3 (Continued from April 26, 2000)

4 The proposed amendments implement Periodic Review Order #00717 (formerly
5 WO#00628), Work Tasks #2 and #12. These amendments would update the
6 City's Comprehensive Plan and Zoning Code to reflect changes in City policies,
7 regional mandates and state law relating to municipal annexations and urban
8 service delivery. Specifically, CPA98-00011 may result in modifications to
9 sections 1.2 through 1.3 (Comprehensive Plan Amendment Procedures Element),
10 sections 2.4 through 2.6 (Public Involvement Element), 3.10 through 3.11 (Land
11 Use Element), sections 5.4 through 5.9 (Public Services Element), and related
12 sections of the Comprehensive Plan. TA99-00010 may result in modifications to
13 sections 10.4, 40.40, 40.50, 40.75, 40.90 and other sections of the Development
14 Code.

15
16 Observing that because the staff had not yet received necessary documents from
17 the City Attorney's office to allow for preparation for this continuance on June
18 21, 2000, as originally planned, Senior Planner Alan Whitworth presented the
19 Staff Report and requested an extension until July 19, 2000.

20
21 Commissioner Johansen **MOVED** and Commissioner Dunham **SECONDED** a
22 motion that CPA 98-00011 – Annexation Policy be continued to a date certain of
23 July 19, 2000.

24
25 Motion **CARRIED** unanimously.

26
27 Commissioner Dunham **MOVED** and Commissioner Johansen **SECONDED** a
28 motion that TA 99-00010 – Annexation Policy be continued to a date certain of
29 July 19, 2000.

30
31 Motion **CARRIED** unanimously.

32
33 **NEW BUSINESS:**

34
35 **A. TPP 99-00008 -- WATERHOUSE 5 SUBDIVISION MODIFICATION**
36 **TREE PRESERVATION PLAN**

37 The following land use application has been submitted for property located at the
38 SW corner of SW Spring Water Lane and SW 167th Ave. The applicant requests
39 Tree Preservation Plan approval to remove trees within an area identified as a
40 "significant grove" on Beaverton's Inventory of Significant Trees. The Tree
41 Preservation Plan is proposed with this project to evaluate the removal of all the
42 trees as a result of the condition of the trees and the proposed residential
43 development. The site is zoned Urban Standard Density (R-7) and is identified as
44 Washington County Assessor's Map 1S1-06AA, Tax Lot 6100.

1 Mr. Cooper observed that although the Staff Report is not yet available, the
2 applicant has requested a continuance until June 7, 2000. He clarified that this
3 request will allow the applicant to prepare an agreement with the Beaverton
4 School District for mitigation for the removal of trees at this site and replanting
5 trees on the El Monica Elementary School site.

6
7 On question, Mr. Cooper informed Commissioner Heckman that the applicant has
8 already signed the waiver regarding the 120-day rule.

9
10 Commissioner Heckman **MOVED** and Commissioner Barnard **SECONDED** a
11 motion that TPP 99-00008 – Waterhouse 5 Subdivision Modification/Tree
12 Preservation Plan be continued to a date certain of June 7, 2000.

13
14 Motion **CARRIED** unanimously.

15
16 **APPROVAL OF MINUTES:**

17
18 Minutes of the meeting of April 5, 2000, as written, submitted. Commissioner
19 Heckman referred to line 1, page 6, and suggested that this sentence be amended,
20 as follows: “Chairman Maks informed Commissioner Bode that often it involves
21 a discussion that **the professional mitigation** can be done off-site.”
22 Commissioner Dunham referred to line 33, page 5, suggesting the following
23 amendment: “along with a Conditional Use Permit or a ~~Public-Utility~~ **Planned**
24 **Unit** Development”. Commissioner Dunham referred to line 7, page 14,
25 specifically the phrase “letter of incompleteness”, and following a discussion, it
26 was determined that this phrase accurately describes an application that has been
27 deemed incomplete by the staff. Mr. Heckman clarified that even if this letter
28 indicates that an application is not complete the application still has the right to
29 demand a hearing. Observing that he was not present at this particular meeting
30 and is not familiar with this particular discussion, Mr. Whitworth expressed his
31 opinion that it makes sense that an applicant could appeal such a decision of
32 incompleteness. Following a discussion, Commissioners requested that Mr.
33 Sparks be consulted regarding his intent. When consulted, Mr. Sparks indicated
34 that a letter of completeness would be generated in the event of a complete
35 application or an incomplete application, which resulted in the following
36 amendment: “...on the 31st day following a letter of ~~incompleteness~~
37 **completeness**...” Commissioner Dunham referred to line 32, page 20, suggesting
38 the following amendment: “Commissioner ~~Dunham~~ **Bode** referred to...”
39 Commissioner Voytilla referred to line 12, page 16, suggesting the following
40 amendment: “the standing of a lender ~~in~~ **or** the event of a contract sale.”
41 Commissioner Voytilla referred to line 15, page 16, suggesting the following
42 amendment: “...creating problems for the ~~applicant~~ **property owner**.”
43 Commissioner Johansen **MOVED** and Commissioner Dunham **SECONDED** a
44 motion that the minutes be approved as written, and amended.

1 Motion **CARRIED**, unanimously, with the exception of Commission Barnard,
2 who abstained from voting on this issue.

3
4 Minutes of the meeting of April 12, 2000, as written, submitted. Commissioner
5 Heckman referred to line 10, page 5, and suggested the following amendment:
6 "APPROVE TA 2000-0004~~5~~..." Mr. Heckman referred to line 1, page 6,
7 suggesting the following amendment: "...easily necessitate up to $\frac{3}{4}$ ~~2~~ of a
8 mile..." Mr. Heckman referred to line 13, page 8, suggesting the following
9 amendment: "Mr. Naemura indicated that Commissioner Wolch would have to
10 obtain this information from Home Depot, adding that the briefing had ~~focussed~~
11 **focused** around title 4..." Mr. Heckman referred to line 18, page 21, suggesting
12 the following amendment: "...motion to continue CPA 99-0000~~5~~..."
13 Commissioner Dunham referred to line 19, page 3, and suggested checking with
14 Mr. Sparks prior to making the following amendment: "...adding that TA 2000-
15 0005~~4~~ had just been continued..." Commissioner Dunham referred to line 3,
16 page 2, and suggested the following amendment: "...limit ~~the amount of~~ retail
17 uses in the Campus Industrial (CI) zone..." Commissioner Heckman **MOVED**
18 and Commissioner Johansen **SECONDED** a motion that the minutes be approved
19 as written and amended.

20
21 Motion **CARRIED**, unanimously, with the exception of Commissioner Barnard,
22 who abstained from voting on this issue.

23
24 Commissioner Heckman expressed his opinion that the minutes prepared for the
25 Planning Commission have been superb, adding that considering the amount of
26 information provided, he is surprised that there are no more errors. Vice-
27 Chairman Voytilla expressed his agreement with Commissioner Heckman.

28
29 **MISCELLANEOUS BUSINESS:**

30
31 The meeting adjourned at 7:23 p.m.

CALENDAR:

1					
2	May	17	7:00 p.m.	Public Hearing	CUP 2000-0001 BEARD COURT CUP
3				Public Hearing	TPP 2000-0001 BEARD COURT TPP
4				Public Hearing	RZ 2000-0001 BEARD COURT REZONE
5				Public Hearing	RZ 2000-0002 SEXTON MT VILLAGE/ HAGGEN'S STORE
6					
7				Public Hearing	RZ 2000-0003 SEXTON PLACE TOWNHOMES
8				Public Hearing	CUP 2000-0002 HAGGEN'S STORE 24-HOUR OPERATION
9					
10				Public Hearing	CUP 2000-0003 SEXTON MTN VILLAGE PUD
11				Public Hearing	SV 2000-0001 SW 166 TH AVENUE STREET VACATION
12					
13			7:00 p.m.	Public Hearing	RZ 99-00020 CORNELL ROAD REZONE
14			7:00 p.m.	Public Hearing	CPA 99-00005 LOCAL WETLAND INVENTORY
15					CPA 99-00006
16		24	7:00 p.m.	Public Hearing	CUP 2000-0001 BEARD COURT CUP
17				Public Hearing	TPP 2000-0001 BEARD COURT TPP
18				Public Hearing	RZ 2000-0001 BEARD COURT REZONE
19				Public Hearing	RZ 2000-0002 SEXTON MT VILLAGE/ HAGGEN'S STORE
20					
21				Public Hearing	RZ Q000-0003 SEXTON PLACE TOWNHOMES
22				Public Hearing	CUP 2000-0002 HAGGEN'S STORE 24-HOUR OPERATION
23					
24				Public Hearing	CUP 2000-0003 SEXTON MTN VILLAGE PUD
25		25	7:00 p.m.	Public Hearing	CUP 2000-0001 BEARD COURT CUP
26				Public Hearing	TPP 2000-0001 BEARD COURT TPP
27				Public Hearing	RZ 2000-0001 BEARD COURT REZONE
28				Public Hearing	RZ 2000-0002 SEXTON MT VILLAGE/ HAGGEN'S STORE
29					
30				Public Hearing	RZ Q000-0003 SEXTON PLACE TOWNHOMES
31				Public Hearing	CUP 2000-0002 HAGGEN'S STORE 24-HOUR OPERATION
32					
33				Public Hearing	CUP 2000-0003 SEXTON MTN VILLAGE PUD
34		31	7:00 p.m.	Public Hearing	CPA 99-00025 COMPREHENSIVE LAND USE
35	June	7	7:00 p.m.	Public Hearing	TPP 99-00008 WATERHOUSE 5 SUBDIVISION TREE PRESERVATION PLAN (Cont. from May 3, 2000)
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37					
38		14	7:00 p.m.	Public Hearing	TA 2000-0004 TITLE 4 IMPLEMENTATION TEXT AMENDMENT (cont. from April 12, 2000)
39					
40					
41	July	12	7:00 p.m.	Public Hearing	CUP 99-00032 HOME DEPOT (cont. from April 19, 2000)
42					
43		19	7:00 p.m.	Public Hearing	CPA 98-00011 ANNEXATION POLICY (Cont. from May 3, 2000)
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